

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

BUILDING CODE APPEALS BOARD
DOCKET NO. 11-1081

Norton Public School District,
Appellant

v.

Town of Norton,
Appellee

BOARD'S DECISION ON APPEAL

Introduction

This matter came before the State Building Code Appeals Board ("Board") on Appellant's appeal application filed pursuant to G.L. c.143, §100 and 780 CMR 122.1 ("Application"). Appellant sought relief from 780 CMR, Section 503.00, IBC 2009 Table 503, and IEBC 2009, Section 1301.2.3, as part of constructing an addition to the existing Norton High School facility, located at 66 West Main Street, Norton, MA.

Procedural History

On or about December 7, 2011, the Building Commissioner for the Town of Norton issued the following decision:

The architect for the [Norton High School] project has proposed to use the existing masonry building envelope as a smoke separation between the existing building and the new addition in a manner which does not meet 780 CMR, Section 503.00, IBC 2009 Table 503, and IEBC 2009, Section 1301.2.3 allowable area for an addition to an existing building.

The Board convened a public hearing on January 5, 2012, in accordance with G.L.c. 30A, §§10 & 11; G.L.c. 143, §100; 801 CMR 1.02; and 780 CMR 122.3. All interested parties were provided an opportunity to testify and present evidence to the Board. The following items were admitted into evidence: (1) State Building Code Appeals Board Appeal Application, received December 12, 2011; (2) a set of plans by JCJ Architecture, Pinck & Co, for Norton High School Renovation.

Discussion

The Town's building and fire officials did not oppose granting a variance because of the significant improvements in overall life safety that would be made to the entire facility (including, among other things, sprinkler and fire detection systems throughout existing school facility as part of addition project). Smoke detection or its equivalent will be provided throughout areas where required by code and in additional areas as required by the Town's fire officials. The audible and visual

notification appliance design will be installed in accordance with 521 CMR, 780 CMR, and 2010 NFPA 72.

Conclusion

The Board considered a motion to allow a variance from 780 CMR, Section 503.00, IBC 2009 Table 503, and IEBC 2009, Section 1301.2.3, based on the factors discussed above (“Motion”). The Motion was **approved** by unanimous vote.



H. Jacob Nunnemacher

Douglas Semple, Chair

Alexander MacLeod

Any person aggrieved by a decision of the State Building Code Appeals Board may appeal to Superior Court in accordance with G.L. c.30A, §14 within 30 days of receipt of this decision.

DATED: February 28, 2012